

Appendix B:

San Ramon Habitat Protection Program

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INTRODUCTION

The purpose of the San Ramon Habitat Protection Program is the long-term protection, enhancement, and management of sensitive habitat and to ensure that any mitigation for development impacts is adequate. Under the Program, if development has an impact on sensitive habitat identified by the General Plan that can not be avoided by project re-design, habitat mitigation areas will be established in order to offset any loss of habitat resulting from rural residential development. Establishment of these areas will be accomplished through the purchase of permanent conservation easements from willing sellers, and in certain circumstances, through acquisition by fee purchase from willing sellers.

PROGRAM PROCEDURES

Application

When an application is received for residential development on lands designated by the General Plan for Rural Conservation or Hillside Residential uses, if sensitive habitat exists on the site, a biological report for a Natural Communities Conservation Plan (NCCP) will be required of the applicant by the City as part of the approval process. The biological report will be prepared by a qualified biologist selected by the City and paid for by the applicant.

Biological Report Contents

1. The report will describe the habitat requirements, the result of either a pre-project reconnaissance-level survey, or if required, a more detailed site-specific survey. In describing the habitat requirements, the report will include:
 - a. For rare and endangered species, a definition of the requirements of rare and endangered organisms; a discussion of animal predation and migration requirements; animal food, water, nesting or denning sites and reproduction; and plant life histories and soils, climate, and geographic requirements.
 - b. For unique species, a definition of the requirements of the unique organism; a discussion of animal food, water, nesting or denning sites and reproduction, predation, and migration requirements; and a description of plant life histories and soils, climate, and geographic requirements.
2. The report will identify significant impacts on habitats on the project site that would result from development.
3. The report will recommend feasible measures to mitigate any significant impacts and to protect the identified habitats. The adequacy of these measures shall be evaluated under a program developed jointly by the applicant and the City. These measures may include, but are not limited to:
 - a. Avoidance of impacts;
 - b. Payment of a Habitat Mitigation Fee;